

## Mary O'Neil

---

**From:** Linda E. Jones <linda.e.jones@gmail.com>  
**Sent:** Monday, February 22, 2021 12:38 PM  
**To:** Mary O'Neil  
**Subject:** 40 Kingsland Terr. 2/2021

[ WARNING ]: This email was sent from someone outside of the City of Burlington.

To Mary O'Neil and the Design Advisory Board,

I am resubmitting photographs of our Western view from 2 Tower Terrace towards the backyard of 40 Kingsland Terrace. Some of newly submitted photographs have red lines and boxes indicating where the new building will fall in our site line. The winter photos show our beautiful and rare view of the lake as well as the shores of New York. Sunsets & fireworks are also showcased through this "postcard" lake view of ours. This western view is paramount and central to our home in both the large living area (see below) and the new master bedroom. The house itself, all of main rooms and deck are all oriented towards the Western view. This view is tree and foliage-filled offering us both privacy and peace. This, along with the lake view, will be lost and replaced with a building that is close to our house. Just feet away from the hedge and fence that separates our small yard, lovely garden- the only usable space for gathering outside- this house will tower over us in the yard and impose it's large presence as we try to enjoy our deck. Due to our slightly higher elevation, we would literally be eye level with the second floor of this new structure from our deck and living area. This new building would not only be incredibly imposing- it would literally BE IN OUR FACE!

While we enjoy Kellen & Katy as our neighbors and can support converting the garage into a one-story bungalow, we can NOT support the building of a two story structure- essentially in our backyard. The placement of this building would obstruct our views, greatly affect our sense of privacy and impede our ability to enjoy the small yard and deck that we do have. Please know our house is on a very tiny footprint and the western backyard is the only usable part for gardening and gathering along the large hedge that runs along 40 Kingsland property. The deck overlooks this small yard and garden. The negative impact on us, those that live in this house, cannot be understated and this encroachment will negatively impact us in ways we have yet to discover. The intrusion this building will bring to us and our lives is great on every level. Esthetically, physically. It will impact our psyches as well our emotional well-being as we grieve over what has been lost. Our property value will most certainly be adversely affected. On so many levels this would be incredibly difficult to live with and STARE at every day! We live in that room and the West side of the house. Our beautiful, new master bedroom has bigger windows (replacing small hayloft single pane windows) facing the west so that we may better enjoy our current peaceful view of the trees, green landscape, historic architecture and the lake. This new second story building would drastically and adversely change our landscape, the value of our property, and many important aspects of our lives as well as our well-being. We, who have lived this housed have called home for over 27 years. Our nest. Where we raised our children, (one born in the house) and have lovingly restored this 1890 carriage house over many years. We have MUCH invested in this cherished house. The view being one it's most valuable assets. PLEASE. Do NOT allow this two story building to be built in the yard of 40 Kingsland terrace and essentially in our back yard.

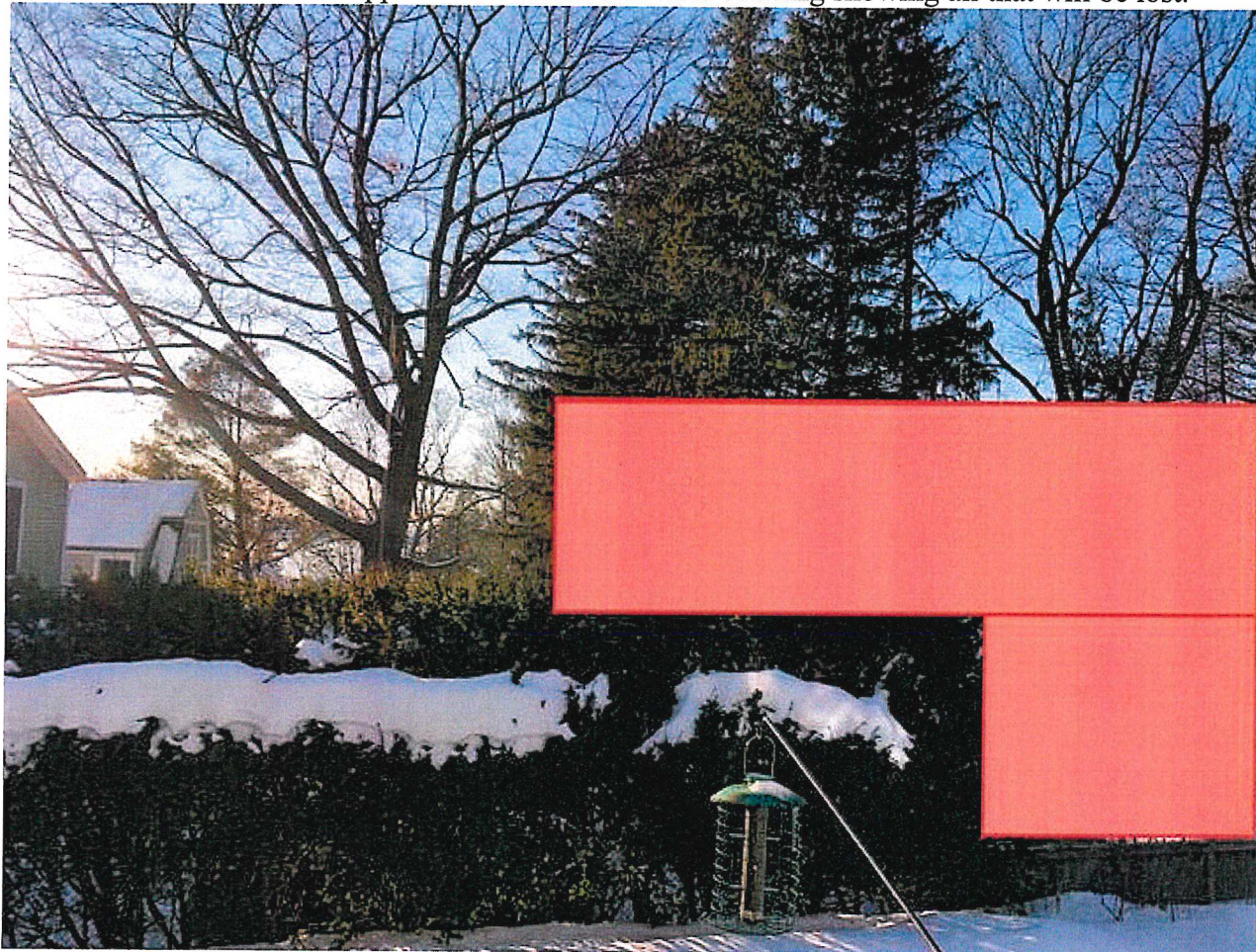
Most Sincerely,

Linda E. Jones (and Mark Stephenson)  
2 Tower Terrace, Burlington VT 05401



Below are all views facing West from our house (2 Tower Terrace) & the backyard/garage of 40 Kingsland Terrace:

First floor: Boxes indicate approximate location of new building showing all that will be lost.







First floor: View from our living room couch (first floor) and deck. All this will be totally lost & replaced with a building face just feet away







First Floor: view from our living room couch. Gone. Replaced with a building face.

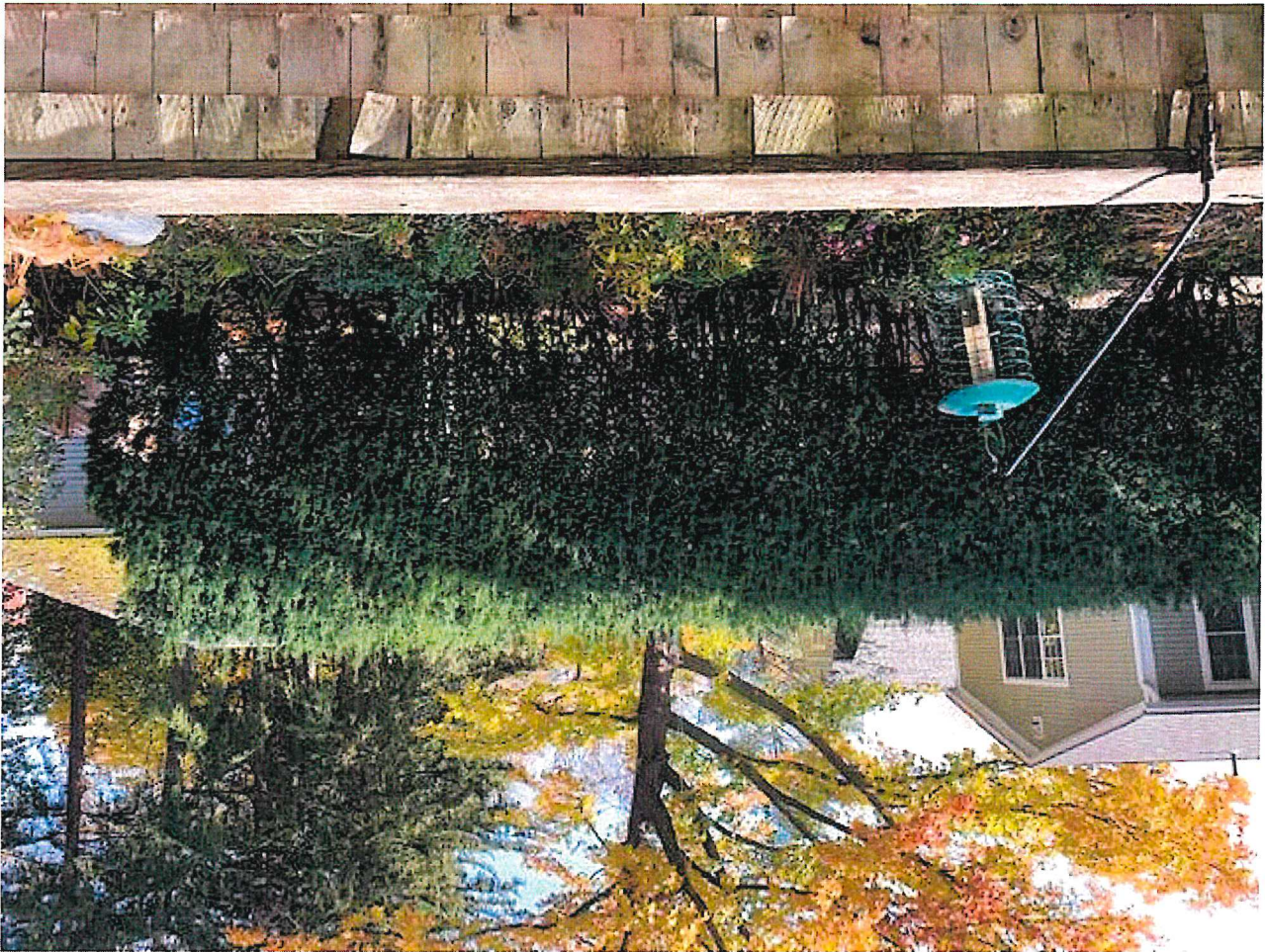






First floor: View from our deck. Note eye level of second story window of Kingsland T.





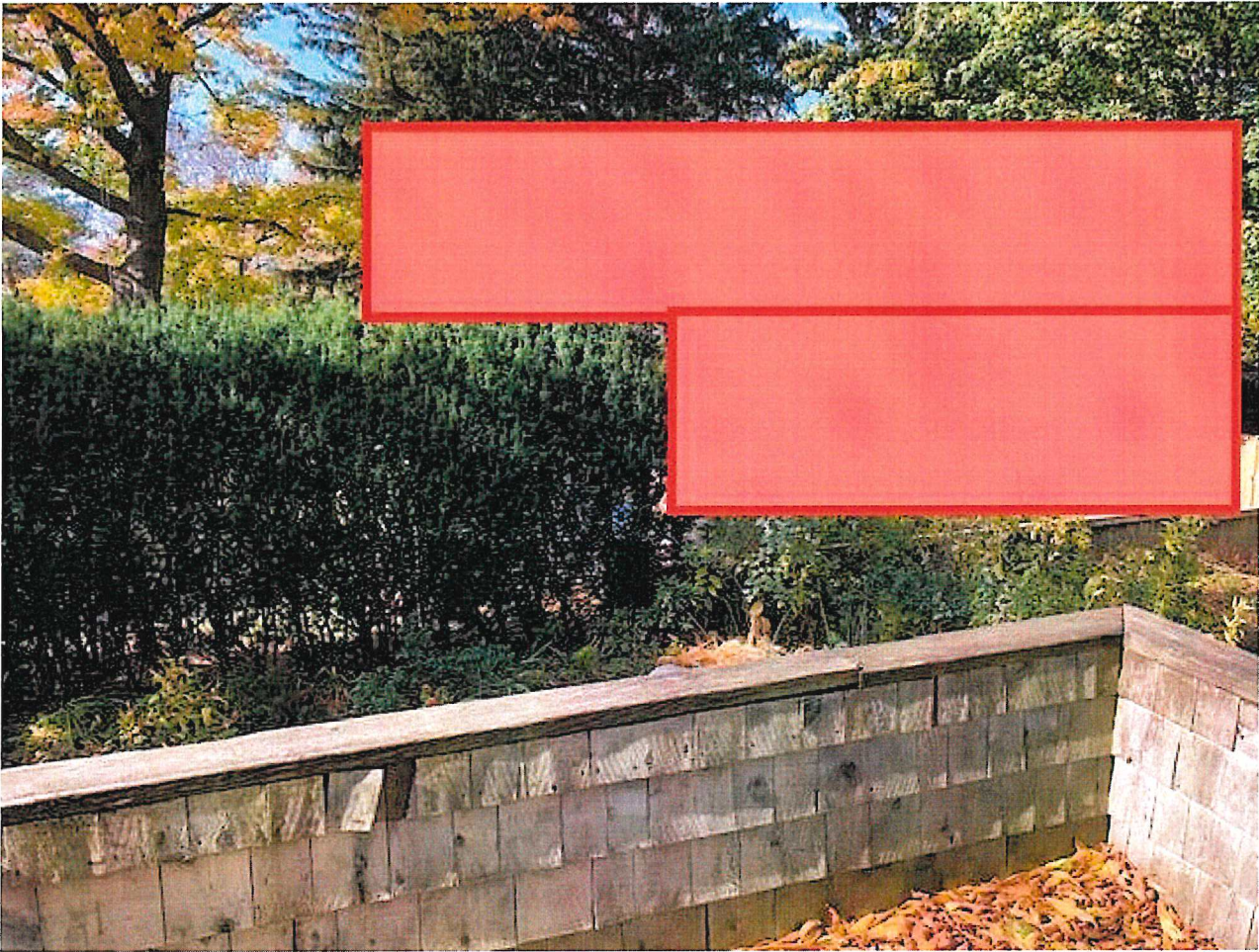


First Floor: View from our deck. Red line indicates height & width of new building



New building





Western view from our kitchen/living/dining





What will be lost.





The Western view is the centerpiece of our whole living area (kitchen, dining, living room)





Second Floor: View from bedroom. Red line indicates height & width of new building









New Master Bedroom with windows (in process) facing West.View from right window will be gone.







